

Chapter 3.6 — Other Standards

Sections:

3.6.100 - Telecommunication Facilities

3.6.200 - Wetlands

3.6.300 - Signs

3.6.100 Telecommunication Facilities.

- A. Purpose.** The purpose of this chapter is to protect the public interest by promoting telecommunications facilities in a way which protects the public health and safety; minimizes disruption of residential, natural, historical and environmentally sensitive areas; aesthetically complements the surrounding environment when possible; regulates telecommunications providers and services consistent with federal and state law; assures that all telecommunication providers' facilities or services within the city can continue to responsibly protect the public health, safety and welfare; and enable the city to discharge its public trust consistent with rapidly evolving federal and state regulatory policies, industry competition and technological development.
- B. Wireless Communication Equipment.** Wireless communication equipment, including radio (i.e. cellular), television and similar types of transmission and receiving facilities are permitted in any Commercial or Industrial District subject to an Administrative Review. Wireless communication equipment shall also comply with required setbacks, lot coverage and other applicable standards of the Light Industrial District.
- C. Applicability**
1. Pre-Existing Towers and Antennas
 2. New Facilities
- D. Design Criteria**
1. The maximum height for telecommunications transmission towers shall be 195 linear feet including antennas.
 2. Minimum setback for telecommunications support structures and transmission towers shall conform to the district or sub-district it is sited in.
 3. Guyed towers are not permitted.
 4. Towers at or over 200 feet require a Conditional Use Permit (see Chapter 4.4).
 5. Maintenance of a facility is allowed without a permit.

3.6.200 Wetlands

Wetlands Notifications Provisions. Written notice shall be provided to the Oregon Department of State Lands of applications which involve lands that are wholly or partially within areas that

are identified as wetlands on the Statewide Wetlands Inventory (SWI). Wetland boundaries shall be verified in the field by a qualified professional before any application for development in or adjacent to a wetland is accepted as complete.

1. Notice shall be sent within five (5) working days of the acceptance of a complete application for a subdivision, building permit for new structure, planned development, or any other development permit or approval that allows physical alteration of the land involving excavation, grading, fill, or construction on the land.
2. Notice shall be sent if the City receives information that there is a possible wetland on the subject property following acceptance of the application.
3. Notice is not required for any application listed in if a permit has been issued by the Department of State Lands for that activity.
4. If the Department of State Lands fails to respond to the notice from the City with in thirty (30) days of the postmark date of the notice, the City may issue an approval for the proposed activity with written notice to the applicant and owner of record that the proposed activity may require state or federal permits.
5. The City may issue an approval for a comprehensive plan map or zoning map amendment for parcels identified as or including wetlands on the SWI upon providing to the applicant and the owner of record of the affected parcel a written notice of the possible presence of wetlands and the potential need for state and federal permits and providing the Department of State Lands with a copy of the notification of comprehensive plan map or zoning map amendments for specific properties.
6. The City may issue approval for any activity providing that the approval includes one of the following statements:
 - a. Issuance of a permit under ORS 196.665 and 196.800 to 196.800 to 196.900 by the Department of State Lands is required for the proposed project before any physical alteration takes place within the wetlands.
 - b. Notice from the Department of State Lands that no permit is required; or
 - c. Notice from the Department of State Lands that no permit is required until specific proposals to remove, fill, or alter the wetlands are submitted to the division.
7. Notice of activities authorized within an approved wetland conservation plan shall be provided to the Department of State Lands five days following approval by the City.
8. Failure of the City to provide notice to the Department of State Lands as required in this section will not invalidate county approval of the proposed activity.

3.6.300 Signs.

- A. Sign Requirements.** A sign is permitted only as an accessory use to the use of the property on which the sign is located, except that off-premise directional signs, not more than 6 square feet in area, may be allowed by the City in cases of demonstrated need.

B. Standards.

1. In the Residential Districts, the following regulations shall apply:
 - a. No sign shall be illuminated in any manner, except for street numbers and housing project, apartment or mobile home park identification or directional signs;
 - b. One name plate or home occupation sign shall be allowed and shall not exceed two (2) square feet in area.
 - c. Identification signs for mobile home parks, apartments, and housing projects are not to exceed 24 square feet, with one per primary access. Directional signs are also allowed within a housing complex.
2. In the Commercial Districts, the following regulations shall apply:
 - a. Signs shall be set back at least ten (10) feet from any Residential District/Sub-District.
 - b. Moving or flashing signs are prohibited;
 - c. Total area of all signs shall not exceed the area of the largest exposed exterior wall of the main structure;
 - d. No sign shall project above the roof edge of the building containing the business which the sign identifies; except for shopping centers and the Tourist Commercial District;
 - e. Signs visible from residential properties shall be shielded or directed so as to not to constitute a nuisance to residential property owners and shall not interfere with, confuse or mislead a vehicle operator;
3. In the Industrial District, the following regulations shall apply:
 - a. Signs shall be set back at least ten (10) feet from any Residential District;
 - b. Moving or flashing signs are prohibited;
 - c. Signs visible from residential properties shall be shielded or directed to not constitute a nuisance to residential property owners and shall not interfere with, confuse, or mislead a vehicle operator.
4. Temporary signs.
 - a. One sign shall be allowed per lot advertising the property for sale, lease or rent and the sign shall not exceed six (6) square feet in area. A "for sale" sign shall not be allowed to remain on the property after the property is sold.
 - b. One sign shall be allowed per subdivision advertising lots or homes for sale. Such signs shall not exceed fifty square feet in area and shall be setback at least twenty feet from the nearest street.
 - c. One notice sign not to exceed eight (8) square feet in area, for advertising for a period not more than two (2) weeks prior to an event such as a picnic bazaar or banquet of a church, service club fraternal organization or similar group shall be allowed.
 - d. One political sign per lot shall be allowed not to exceed two (2) square feet in area, for advertising a candidate or issue, for a period of not more than thirty (30) days prior to the date of an election.
5. Public or semi-public sign. On property in public or semi-public use, an identification sign facing each abutting street not to exceed six (6) square feet in area and a bulletin board not over ten (10) square feet in area shall be allowed.